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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1609601053 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/05/2016 02:26 PM Pg: 1 of 2

FIRST AMERICAN TITLE
FILE # 2727927

1/3

FATIC No.: 2465818

THE GRANTOR(S) Terese Connolly, as Trustee, of the TERESE CONNOLLY TRUST DATED NOVEMBER 22, 2010, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of **Ten and 00/100 Dollars**, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **KEVIN D. WAGNER AND WENDY M. WIEMERS, Husband and Wife, Tenants by the Entirety**, of 2339 W. McLean Avenue, Unit #3, Chicago, Illinois 60647, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 310 IN THE OAKLEY MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 78 TO 85, BOTH INCLUSIVE, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOTS, 210.38 FEET EAST OF THE NORTHWEST CORNER OF LOT 78 AFORESAID TO A POINT IN THE SOUTH LINE OF SAID LOTS 210.69 FEET EAST OF THE SOUTHWEST CORNER OF LOT 78 AFORESAID (EXCEPT THEREFROM THE WEST 6.0 FEET OF LOT 78 AFORESAID, TAKEN FROM OAKLEY AVENUE) IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, LYING SOUTHWEST OF MILWAUKEE AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0509734001, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-18, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0509734001, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable at the time of the Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-31-328-122-1028

Address(es) of Real Estate: 2259 W. Wabansia Avenue, Unit 310, Chicago, Illinois 60647

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SC
INT



First American
Title Insurance Company

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Dated this 22nd day of March, 2016.

TERESE CONNOLLY TRUST DATED NOVEMBER 22, 2010

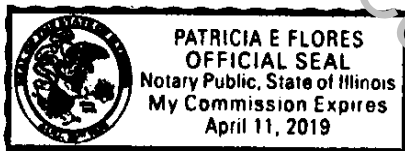
Terese Connolly

Terese Connolly, as Trustee

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Terese Connolly, as Trustee of the Terese Connolly Trust dated November 22, 2010, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 22nd day of March, 2016.



[Signature]

Notary Public

Prepared by:

Rock Fusco & Connolly, LLC
Christopher M. Novy
321 N. Clark Street Suite 2200
Chicago, IL 60654

Mail to:

Law Office of Katharine Barr Tyler
Katharine Barr Tyler
53 W. Jackson, Ste. 718
Chicago, IL 60604

REAL ESTATE TRANSFER TAX		04-Apr-2016
	COUNTY:	257.50
	ILLINOIS:	515.00
	TOTAL:	772.50
14-31-328-122-1028 20160301680482 0-373-02312		

Name and Address of Taxpayer:

Kevin Wagner
2259 W. Wabansia Avenue, Unit 310
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		04-Apr-2016
	CHICAGO:	3,862.50
	CTA:	1,545.00
	TOTAL:	5,407.50 *
14-31-328-122-1028 20160301680482 1-374-506-560		

* Total does not include any applicable penalty or interest due.